

Payments and Amenity Access

DUES:

What are the annual dues?

Currently, KCC Annual dues assessments are currently **\$480 paid annually by April 1st**. Assessment amounts are published in the association budget, which is available to all members of the association. The assessments you pay to the Association cover the current operating expenses and anticipated future financial obligations of the Association. That may include, but may not be limited to landscaping maintenance, utilities, insurance, facility maintenance, meeting room reservations, legal fees, accounting fees, bank charges, management fees, roof replacement, painting, asphalt sealing, parking area striping, etc.

What are my annual dues used for?

Please consult the current year [Annual Presentation](#) to see how dues are allocated.

What Happens If I Don't Pay My Assessment?

The Board is authorized by the governing documents to establish a collection policy for unpaid annual assessments. It is important to note that the maintenance and management services incurred by the Association are dependent upon timely receipt of the assessments due from each homeowner.

Do Renter's Pay Annual Dues?

Annual dues assessment notices and all other fees go to the Homeowner. It is between the renter and the Homeowner if part of the rent covers these costs.

ARC AND APPROVAL PROCESS:

Why do I have to get permission for home improvements?

Our community is a deed restricted community that has a set of Master Declarations of Covenants, Conditions, and Restrictions. When you bought your home in KCC you became obligated to abide by the restrictions outlined in the CC&R's. The Architecture Guidelines is a component of the governing documents of the association and is designed to maintain the aesthetic harmony of the community, and to protect property values. When the community was first constructed, it conveyed a certain look and feel to provide design consistency. Over time, residents would like to make modifications to their homes - whether necessary or not - such as replacing windows or garage doors or other changes. Without an architectural standard and approval, these gradual changes can easily affect the appearance of the community. By obtaining approval before any improvement is made you can be assured that the community standards are maintained for everyone. This avoids the problems that arise from the construction of improvements and the use of colors or styles that conflict with the governing documents. Each property is also inspected prior to re-sale to ensure that there are no maintenance violations or unapproved exterior modifications.

When do I have to submit an Architectural Change Request form?

Any exterior modifications require advance review and approval by the Committee before project work can begin. All request forms must be submitted and approved in writing before beginning any such project. In most cases, the Committee may take up to 30 days to respond to a request, although most requests are processed more quickly than that. There is no fee associated with submitting ARC requests.

TENNIS:

How do I get a key for the tennis courts?

Complete the [Tennis Court Key Form](#) and send to Property Management. There is a \$15 dollar deposit for the key.

Do I have to reserve time on the tennis court?

No, the tennis court is first come first serve.

If I am a renter, how do I access the tennis court?

Homeowners who are renting their home are encouraged to convey the key to their tenants if they choose to use the tennis court.

POOL:**How do I gain access to the Pool?**

Access to the pool is contingent on annual dues payments. Owners accounts at the pool will ONLY be activated when the homeowner pays the HOA dues. You will receive a key card to swipe into the Pool during the open season upon regular operating hours.

When is the Pool Season?

The Pool season begins on Memorial Day Weekend and ends on Labor Day Weekend. Pool operating hours are updated in the [Pool Rules](#) and [Amenity pages](#).

If I am a renter, how do I access the pool?

To gain access to the tennis court and pool, your homeowner must register or confirm you as a tenant with our Property Manager EACH year you remain a tenant in Kingstream. For tenants to gain access to the pool, homeowners must pay their annual dues and submit the [Renter Pool Registration Form](#) each year the tenant resides in Kingstream. Tenant's pool accounts will ONLY be activated when the homeowner pays the HOA dues and submits the [Renter Pool Registration Form](#) to property management.

Does KCC have a Swim Team?

KCC does not sponsor any swim teams. However, The Kahunas Swim team does operate out of the KCC pool. If you would like more information, please consult the [Kahunas](#) website.